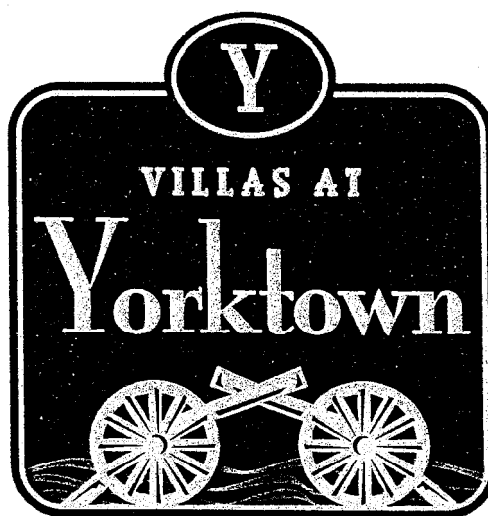


Community Impact Study
For the
Master Plan Villas at Yorktown
A Planned Development

Prepared For



Villa Development, LLC
218 Wythe Creek Road
Poquoson, VA 23662

January 27, 2005



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I. INTRODUCTION

Villa Development, LLC is proposing to rezone approximately 15.349 acres in York County from LB, Limited Business to PD, Planned Development zoning. The property is located at the intersections of Falcon Road and Route 17.

Villa Development has taken considerable planning efforts to insure that the proposed Planned Development is sensitive to the needs and desires of the County generally and Historic Yorktown specifically. Our goal at the gateway to Historic Yorktown is for a Planned Development, which would be 76 residential style quadraplex homes designed for active seniors. Each residence must have one resident 62 years or older. The Planned Development would be designed esthetically compatible with the Yorktown waterfront development to compliment each other, which will result in a very attractive community with a very positive Fiscal Impact for all the citizens of York County.

Villa Development LLC is proud to be a franchise of Epmark, Inc. the nationally recognized, award-winning builder/developer that pioneered the ranch style villa community concept. Listed as one of the top 50 Builders by Builders Magazine, Epmark is the nation's only franchiser of condominium development systems. Epmark began franchising in the early nineties, and has in the past ten years, grown to over 75 franchisees in 22 states and 79 cities across the United States.

Villa Development, LLC is a Poquoson based builder/development team committed to quality, service and value. Single story architecture, when combined with condominium maintenance services, creates a convenient and carefree lifestyle. By bringing together a team of professionals selected on the basis of reputation, motivation and previous experience, Villa Development LLC has recruited a team of the most qualified professionals to design, build and maintain this community as well as assisting it's customer with all aspects of their purchase.

Villa Development, LLC has recently completed the construction of 164 units in Rainbrook Villas which was named "Neighborhood of the Year" for "Neighborhood Cooperation & Spirit and is currently in the process of developing three new communities, Villas at Oxford Run in the City of Poquoson, Villas on Shady Banks in York County, and the Villas of Smithfield, Smithfield Virginia.

The Villas at Yorktown shall be developed and marketed as an age restricted community for Active Seniors. See proffers for more detail. The project will be developed as a for-sale condominium with Common Areas maintained by a Condominium Unit Owners Association.

The Villa Development and Epmark Mission: To Build Homes, Neighborhoods and Lifestyle that Provide One Remarkable Experience.

II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided in this Rezoning Binder are as follows:

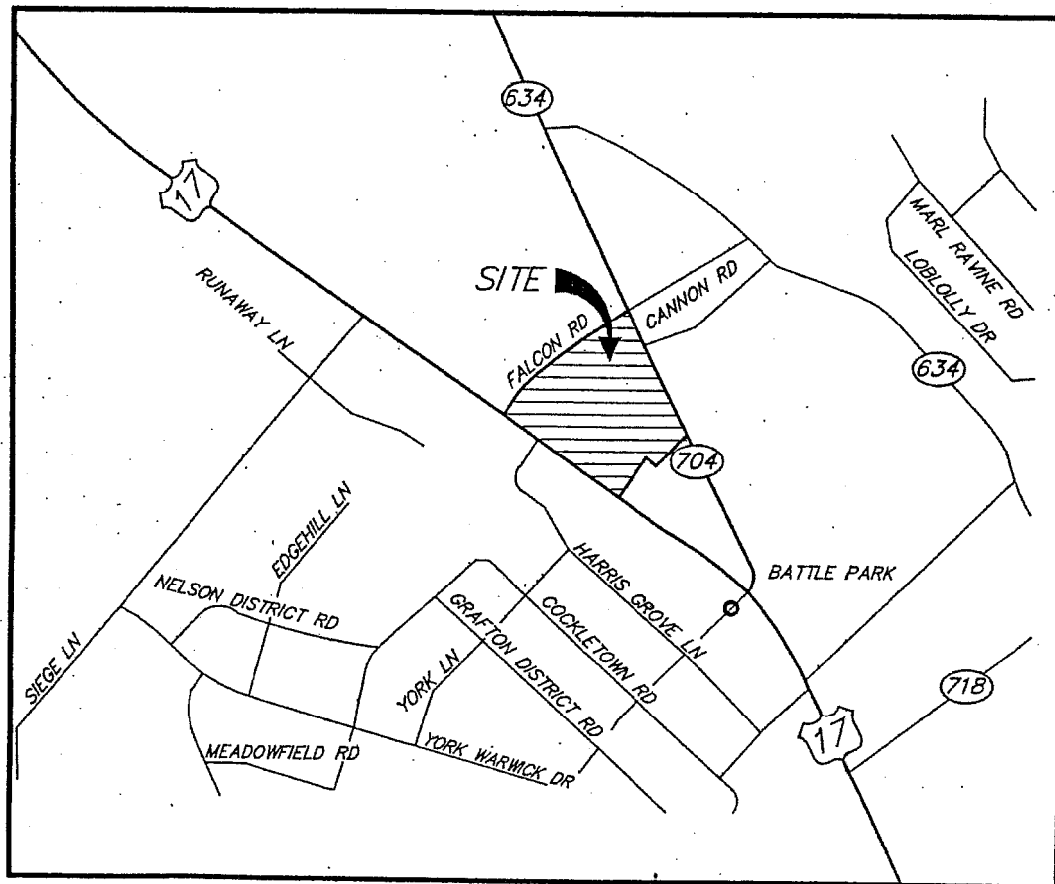
- | | |
|-------------------------------|---|
| • Developer | Villa Development, LLC |
| • Surveying & Planning | C. E. Newbaker Surveying & Planning, Inc. |
| • Environmental | ESG Environmental Specialties Group, Inc. |
| • Traffic Impact Study | URS Corporation |
| • Fiscal Impact Study | Peter S. Eckert & Company, Inc. |
| • Landscaping & Site Features | LandMark Design Group, Kim Edwards |
| • Architectural Design | Epmark, Inc. |
| • Representing Agent | Mid-Atlantic Commercial, Paul Garman |

III. PROJECT DESCRIPTION

The project location is shown on the following exhibit:

- Area = 15.349 acres, density 4.95 units per acre
- Number of unit = 76
- Density = 4.95 units per acre
- Area of recreation building = 3,011 Sq. Ft.
- Area of pool and decking = 3,361 Sq. Ft.
- Area of road & driveways = 150,282 Sq. Ft. or 3.450 acres
- Area of sidewalks along roads = 8,570 Sq. Ft. or 0.197 acres
- Area buildings and patios and sidewalks = 4.103 acres
- Total area of imperviousness = 7.90 acres or 51%

Exhibit 1



IV. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water Facilities

The Villas at Yorktown will be served by the city of Newport News Waterworks water system with Public drinking water being provided by an existing 12" water main on the north side of Falcon Road. There also is a 12" water main on the west side of US Route 17 and a 4" water main on the west side of Cook Road. The existing system will provide ample flows for both drinking water and fire protection within the development.

B. Public Sewer Facilities

There is an existing sanitary sewer manhole on the property along the US Route 17 right-of-way approximately 300' south of the Falcon Road intersection. This sewer line flows east across US Route 17 and was sized to accommodate all future growth within the Route 17, Falcon Road and Cook Road triangle to the Edgehill drainage ditch. This sewer system is owned and maintained by York County.

C. Public Schools

Richard Hixon with York County schools stated that they have no objections to this project. The proffers state that each residence must have one resident age 62 years or older. The only impact to the schools would be the possibility of 60-80 active seniors available to volunteer at York High or hire on as bus drivers at the school garage across the street.

D. Fire Protection and Emergency Services

Fire and Life Safety, with the location of the project being halfway between the County Administrative Complex and the Operation Center, it will receive nothing but the apex in service provided by the County for its citizens. Station 4 is only 2.2 miles North on Route 17, Station 3 is only 3 miles South on Route 17, and Station 6 is only 4 miles in distant.

In all likelihood, looking at results from other Villa and Epmark's projects around the country, a good number of future residents are probably patients of York Family Practice next door. The newly expanded Mary Immaculate Hospital is located just 4.9 miles away while their Med Care unit in Grafton is only 3.7 miles South on Route 17.

J.D. "Danny" Diggs, Sheriff of York County & Poquoson stated that in his opinion the proposed Villas at Yorktown will have no greater impact upon the services than any other similar development in the County. Danny said the Sheriff's Office would be able to

respond to any needs with their current capabilities. Due to the nature of the residents of our Villas, Sheriff Diggs said that their needs would probably be less than that of a traditional neighborhood.

E. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contracts, hired by the community management homeowners' association, will handle the collection of solid waste. Both household trash and recyclable materials will be removed from this site at the expense of the Condominium Unit Owners Association.

F. Utility Services Providers

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified, plus with new land development these utility service providers are required to place all new utility service underground.

V. ANALYSIS OF STORMWATER MANAGEMENT/BMP

A preliminary analysis of drainage within and through the project area meeting the requirements of the Commonwealth of Virginia and the County of York has been performed and requires that there will be no increases in the discharge of storm water from the development of this site. There will be a retention basin designed and constructed at the intersection of Falcon Road and Cook Road, which will provide for the collection of storm water from the Villas at Yorktown and hold the discharge to pre-development rates. This drainage system will comply with all requirements of the York County storm water review staff and meet their approvals before any land disturbance occurs on the site.

VI. ANALYSIS OF IMPACTS TO TRAFFIC

A Traffic Study has been prepared by URS Corporation. A copy of this report and its findings are attached.

VII. ANALYSIS OF FISCAL IMPACTS

A fiscal Impact Study has been prepared by Peter S. Eckert & Company, Inc. The conclusion states that the Villas at Yorktown project would produce much more revenue for York County than a commercial/office land use developed under the existing LB, Limited Business zoning classification. The table chart summarizes the conclusions and provides a comparison of York County's revenue under each development scenario and shows the revenue to York County from the Villas at Yorktown would be 1.2 million dollars more over a ten-year period than LB, Limited Business. A copy of the report is in this binder.

VIII. NON-PERENNIAL STREAM DETERMINATION

A Non-Perennial Stream Determination has been prepared by Environmental Specialties Group, Inc. (ESG). A copy of the findings from this perennality study performed is found in this booklet.

IX. CONCLUSION

In summary, this proposed Planned Development would provide a very comprehensive and esthetically pleasing look to the intersection of George Washington Memorial Highway, Falcon Road and Cook Road, which is the gateway into Historic Yorktown, A Revolutionary Riverfront Treasure. This Community Impact Study concludes the following:

- A proper balance is achieved with this rezoning to support the growing need for the overwhelming demand for senior housing.
- Helps meets the goals of the Board of Supervisors to provide opportunity for Independent living for senior citizens.
- Positive Fiscal Impact for the citizens of York County.
- A beautiful entry feature for the gateway to Historic Yorktown that will be a desirable transition from the commercial development on Route 17 and Historic Yorktown.